

EQUITY RELEASE

unlocking your homes potential

CONTENTS



- What is Equity Release?
- Top Ten Uses
- Equity Release Pros
- Equity Release Considerations
- Equity Release Case Studies

EQUITY RELEASE

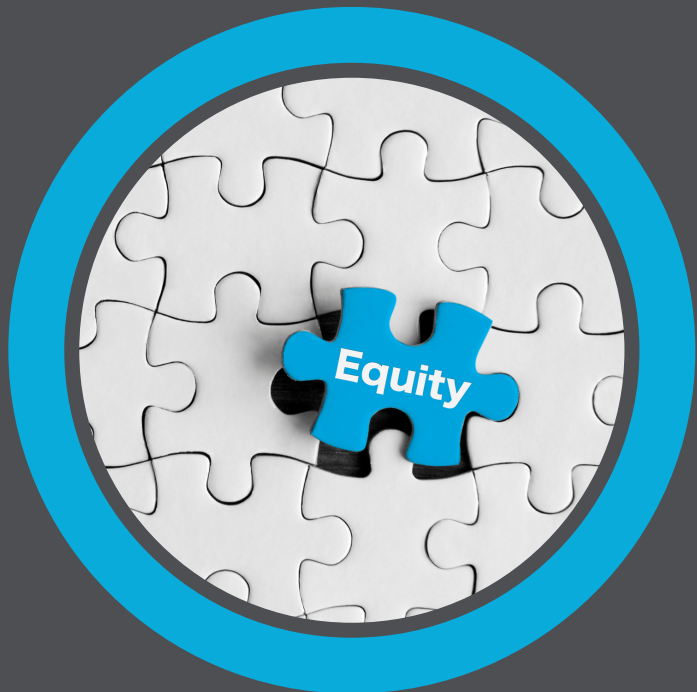
For homeowners over 55, equity release allows you to access a part of your property's value without having to move out. If you're not keen on downsizing, this could be a **viable way to free up cash.**



EQUITY RELEASE

The loan accrues interest, which is compounded over time and added to the principal. **This debt is settled from the proceeds when the home is sold**, typically after the last borrower passes away or enters long-term care.

The maximum LtV is 55%, subject to the borrowers age and health.



EQUITY RELEASE

A **lifetime mortgage** is typically the most popular choice. Similar to a standard mortgage, it's a loan against your property. However, **repayment isn't required until you pass away or enter permanent care.** The loan's interest

can accumulate over time and be repaid later, although this can increase the amount owed.



TOP 10 USES

- 1 Home Improvements & Renovations
- 2 Debt Repayment
- 3 Supplementing Retirement Income
- 4 Gifting to Family Members
- 5 Purchasing a New Property
- 6 Holiday and Leisure
- 7 Exit for Bridging Finance
- 8 Clearing Interest Only Mortgage
- 9 Tax Planning
- 10 Financial Planning and Wealth Management

Equity release can serve as a **flexible lending solution** for a variety of purposes, particularly for **older homeowners** who have significant **wealth tied up in their homes**.



THE

PROS



Access tax-free funds to use however and whenever you prefer.



Remain in your home for life or until permanent care is necessary.



Optional monthly repayments, depending on your ability and choice.



Lifetime mortgages from the Equity Release Council come with a no negative equity guarantee.



Useful for planning around Inheritance Tax.



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CONSIDERATIONS



The amount left for inheritance could significantly decrease.



There are various expenses involved, including lender fees, legal costs, and fees for professional equity release advice.



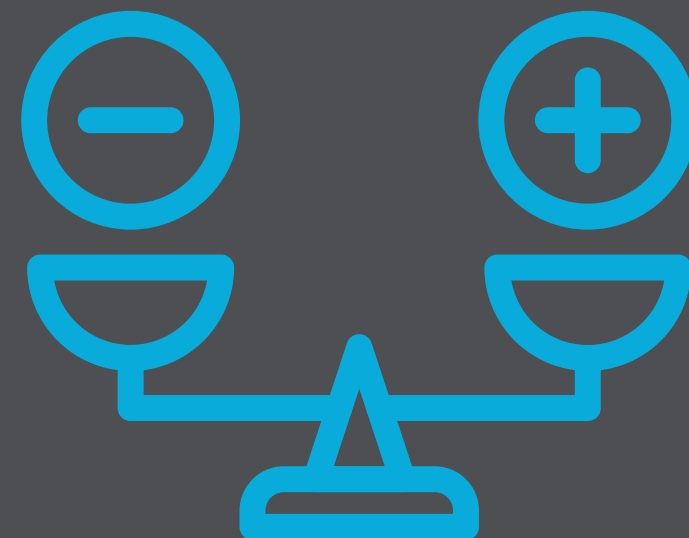
Charges may apply for early loan repayment before passing away.



Eligibility for means-tested benefits could be impacted.



Compound interest can rapidly grow, reaching potentially large additional costs.



EQUITY RELEASE CASE STUDIES

- ✓ A client was moving from Winchester to Bath to be closer to her daughter and her young family.
- ✓ Our client was 65 years old and had just retired, she had sold her property in Winchester and needed to raise additional funds to purchase her new property in Bath.
- ✓ She managed to successfully purchase a property for £310,000 and raised £30,000 through a lifetime mortgage to meet the additional funding needs.
- ✓ The Lifetime Mortgage was coordinated with the solicitors to complete on the date of the purchase of the property and was registered on the new property in Bath.



EQUITY RELEASE CASE STUDIES



A client was living in his childhood home, and it was in dire need of modernisations and upgrading in all aspects, there hadn't been anything done to the property in over 40 years.



To raise the money for the work to be completed, the client raised a bridging loan to complete the works and moved into separate accommodation while the work was being carried out.



When all the work was completed, and the client was due to move back into the property we arrange an equity release to exit the bridging loan within 3 weeks of the client being back in the property.



EQUITY RELEASE CASE STUDIES

- ✓ A client was on an interest only mortgage and this should have been cleared 3 months before we were introduced to him.
- ✓ He used to own the property with his ex-wife, they were still on good terms, the property was still owned in joint names.
- ✓ If he was not able to raise a Lifetime Mortgage, he would have had to sell the property.
- ✓ We were able to arrange a Lifetime mortgage, to cover the cost of the interest only mortgage and all legal fees.
- ✓ He was able to stay in his property, and as all clients are required to have legal counsel, they were able to transfer the property into just his name, with signed confirmation from his ex-wife.



CONTACT ME

to enquire or learn more about
equity release